148.0	0005	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	588,200 / 588,200
					USE VALUE:	588,200 / 588,200
					ASSESSED:	588,200 / 588,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
5		HOWARD ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ROEBUCK STEPHEN
Owner 2:	GIBSON SARAH
Owner 3:	
Street 1:	5 HOWARD ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	OBRIEN MARGARET/TRUSTEE -
Owner 2:	MARGARET E OBRIEN REV TRUST -
Street 1:	5 HOWARD ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .092 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1928, having primarily Vinyl Exterior and 1184 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	9	Varied
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4027.000	209,600		378,600	588,200
Total Card	0.092	209,600		378,600	588,200
Total Parcel	0.092	209,600		378,600	588,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 496.79 | /Parcel: 496.79

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 97549

GIS Ref

GIS Ref

Insp Date 08/22/18

!11584!

PREVIOUS ASSESSMENT

Parcel ID: 148.0-0005-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	209,600	0	4,027.	378,600	588,200		Year end	12/23/2021
2021	101	FV	203,400	0	4,027.	378,600	582,000		Year End Roll	12/10/2020
2020	101	FV	203,500	0	4,027.	378,600	582,100	582,100	Year End Roll	12/18/2019
2019	101	FV	181,700	0	4,027.	378,600	560,300	560,300	Year End Roll	1/3/2019
2018	101	FV	187,600	0	4,027.	335,300	522,900	522,900	Year End Roll	12/20/2017
2017	101	FV	187,600	0	4,027.	281,200	468,800	468,800	Year End Roll	1/3/2017
2016	101	FV	187,600	0	4,027.	281,200	468,800	468,800	Year End	1/4/2016
2015	101	FV	177,300	0	4,027.	243,400	420,700	420,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	12:45:28

LAST REV

Date	Time
06/08/21	12:24:56
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 11584

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
OBRIEN MARGARET	69517-452		6/28/2017		520,000	No	No		Daniel OBrien d.o.d. 2/20/1987 bk 69517 pg 44
OBRIEN MARGARET	25611-49		8/30/1995		1	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/3/1993	559	Manual	3,500	C				REBUILD PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
8/22/2018	Inspected	BS	Barbara S
7/16/2018	MEAS&NOTICE	CC	Chris C
4/11/2018	SQ Returned	MM	Mary M
10/22/2008	Meas/Inspect	355	PATRIOT
11/29/1999	Meas/Inspect	256	PATRIOT
7/14/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	97549
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4027		Sq. Ft.	Site		0	70.	1.34	8									378,567						378,600	

Total AC/HA:	0.09245	Total SF/SM:	4027	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	378,567	Spl Credit		Total:	378,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	6 - Average		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.97515047
Adj $ / SQ:	171.139
Other Features:	62500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	303740
Depreciation:	94159
Depreciated Total:	209581

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

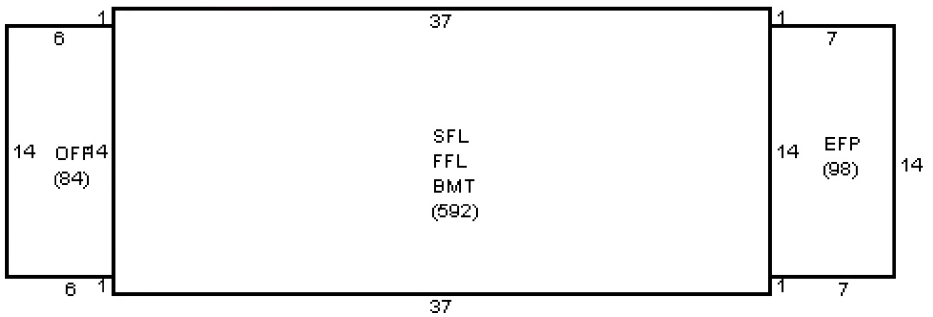
No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	171.14
Special Features:	0	Val/Su Net:	107.05
Final Total:	209600	Val/Su SzAd	177.03

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	592	51.340	30,394
FFL	First Floor	592	171.140	101,314
SFL	Second Floor	592	171.140	101,314
EFP	Enclos Porch	98	53.640	5,257
OFP	Open Porch	84	35.240	2,961

Net Sketched Area:	1,958			Total:	241,240
Size Ad	1184	Gross Area	1958	FinArea	1184

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

148.0-0005-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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